



City of Seattle Preliminary Assessment Report

January 14, 2010

This report represents a preliminary determination of project requirements based on your PASV. The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant. Therefore, the report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to assist applicants through the intake phase of their project by clarifying requirements on a project specific basis. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about fulfilling these requirements or the next step in applying for a permit, please call the ASC.

Project Summary

AP/Project No.	6208940	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	01/13/10
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	303 S Jackson St		
Location			
Zoning		Applicant	CARLOS BRES 925 FOURTH AVE SUITE 2400 SEATTLE WA 98104 (206) 521-3501
King County APN	5247801160		
Permit Status	Initial Information Collected		
Description of Work	Seismic Upgrade and TI	Applicant Email	cbres@zgf.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

PASV Report

Contact: Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

The site plan did not include the following existing or proposed elements:

- 1) Property lines defining the specific lots on which the proposed work will be executed.
- 2) Site contours at 2'-0 intervals and/or spot elevation that indicate the site topography.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction

Earth Disturbance

Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include detailed cross-sections.

In addition, provide detailed cross-sections for: Any proposed seismic upgrade work that requires excavation within the exterior walls of the building.

Provide geo-technical engineer's verification that temporary cut slopes can stand at greater than 1h:1v, or if shoring is required, provide submittals by geotechnical and structural engineers and show shoring system on drawings. If excavation encroaches on adjacent property, provide documentation of consent from property owner.

Existing ROW Conditions

S KING ST

Street conditions:

Asphalt paving

Visible pavement width is: Two lanes w/parking each side

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5 inches

3RD AVE S

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5 inches

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Erosion Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control Technical Requirements Manual (DR 16-2009, Volume 2). The Stormwater Control Best Management Practices (BMPs) noted below can be found on the Construction Stormwater Control (CSC)/Post Construction Soil Amendment Plan or in the Construction Stormwater Control Technical Requirements Manual. Both are available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with tarps, matting compost blankets or other approved equal to control construction stormwater runoff.

A temporary erosion and sedimentation control (TESC) First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

For any excavation required to install seismic upgrade elements, indicate the total cut quantity and total fill/backfill quantity.

Standard Submittal Requirements for Projects in an ECA

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Applicant Next Steps

For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.